

TOWN OF NORTH HEMPSTEAD**BOARD OF ZONING APPEALS****RESERVED CASES****DECEMBER 22, 2010**

APPEAL #18688 - Botticelli Builders/Brent Associate, conditional use 70-187.Q, Special Permit 70-215.B & variance 70-103.A to permit alteration to an existing commercial building for the use as a night club with food service with insufficient parking; W/side #168C Glen Cove Rd., 771.69 N/of Old Country Rd., Carle Place, Sec. 9, Blk. 670, Lot 59, I-B District.

APPEAL #18817 - Peter Petti/Sunoco, Inc., variances 70-103.A & 70-203.P(2) to permit maintenance of alterations to a service station for use as a convenience store with insufficient off-street parking spaces; N/W/cor. #993 Willis Ave & Nassau Blvd., Albertson, Sec. 7, Blk. 99, Lot 39, B-A District.

APPEAL #18842 - Loni Jo Metal Corporation, conditional use 70-187.K & variances 70-103A & F, 70-192.B, 70-194, 70-212B & 70-215 to permit the maintenance of an unprotected metal building, out door storage of supplies & materials, fence exceeding the height, insufficient parking & loading zones; W/side #69 Kinkel St., 100' S/of Main St., Westbury, Sec. 11, Blk. 75, Lot 79, I-B District.

APPEAL #18872. A - Roslyn Maple, LLC / Town of North Hempstead, variances 70-47.1D & 70-49.C to permit erection of a new dwelling with insufficient average lot width & exceeding the permitted gross floor area; S/side Maple Street & Bryant Place [between Elliot Pl. & Van Nostrand Ave.] Roslyn, Sec. 7, Blk. 49, Lot: Paper Road, R-C District.

APPEAL #18911 - 433 Main Street Realty, LLC, variances 70-148.11.B, 70-148.12.B, 70-203.4(3)(c) & 70-231 to permit the construction of a senior residence with subsurface parking exceeding the permitted dwelling unit density, number of stories, height and with insufficient minimal vertical distance to the groundwater table & parking spaces without direct access to the street; W/side #433 Main St., 1195' N/of Pine Dr., Port Washington, Sec. 5, Blk. C, Lot 430, B-W District.

APPEAL #18928 - Joanna Scobbo, variances 70-50.C, 70-101.B, 70-208.F to permit the additions & alterations, and open porch, to a non-conforming dwelling with insufficient front yard setback; S/E/cor. #26 Highland Ave. & Orchard St., Port Washington, Sec. 6, Blk. 9, Lots 656-659, R-C District.

APPEAL #18930 - Francisco Jin, variance 70-19.B to maintain the addition & alterations to a dwelling exceeding the permitted gross floor Area; W/side #34 Hemlock La., 201.55" N/of I.U. Willets Rd., Roslyn Heights, Sec. 7, Blk. 168, Lot 28, R-AA District.

APPEAL #18932 - Lyju Oomen/Farhad Tehrani, P.E., variance 70-29 to permit the maintenance of a single family dwelling exceeding the permitted gross floor area; W/side #21 Crest Rd., 74.26' N/of Lake Dr., New Hyde Park, Sec. 8 Blk. 239, Lot 2. R-A District.

APPEAL #18963 - Anthony DiProperzio, AIA/Encompassing, LLC, variance 70-203.T(1)(2)(b)(c) to permit the erection of an drive through car wash adjacent to residential properties not in compliance with the code & insufficient landscape area; N/side #5 Beechwood Ave., 99' W/of Port Washington Blvd., Port Washington, Sec. 5, Blk. 94, Lots 554, 556, 600, 602 & 699, I-B District.

APPEAL #18984 – Estate of Joseph Mayer/Don Alberto, AIA, variance 70-100.1B, 70-100.2H & 70-229.A to permit the maintenance of an enclosed porch, deck, and central A/C unit in a permitted side and

rear yard setback; W/side #7 Leeds Dr., Port Washington, Sec. 5, Blk. 72, Lot 668, R-B District.

APPEAL #18985 – William Knight/John J. Viscardi, variance 70-30.C, 70-208.F, & 70-229A to permit the erection of a second floor addition & alteration to a non conforming dwelling with established insufficient front yard setback; S/side #23 Summit Rd., 262' W/of Crescent Rd., Port Washington, Sec. 6, Blk. 33, Lot 20, R-A District.

APPEAL #18989 – Andrea Diaz/Ayyappadas Pillay/Michael Angelone, variance 70-50C & 70-101B to permit the maintenance of an existing open portico within the required front yard setback; E/side #12 Croyden Ave., 120' S/of Sperry Ct., New Hyde Park, Sec. 8, Blk. 345, Lot 12, R-C District.

APPEAL #18977.A - Scott Seeman, variance 70-47.1D to permit the erection of a new dwelling on a lot having insufficient width; S/side Bayview Ave., 596.5' E/of Carlton Ave., Port Washington, Sec. 5, Blk. 54, Lot 4, R-C District.

APPEAL #18977.B - Scott Seeman, variance 70-47.1D to permit the maintenance of a dwelling on a lot having insufficient width; S/side #60 Bayview Ave. 646.5' E/of Carlton Ave., Port Washington, Sec. 5, Blk. 54, Lot 5, R-C District.

APPEAL #18997 – Steven Hughes/Dunrite Pools, variance 70-102C(1), (2)(a)(5) to permit installation of an in ground pool and fence within a required front yard; S/E/cor. #212 Lexington St. & Cherry Ln., Westbury, Sec. 10, Blk. 273, Lot 1, R-B District.

APPEAL #19000 – Bhagwat Gupta/Westbury Properties, LLC, conditional use 70-126.A to permit the use of an existing bagel café as a Subway sandwich restaurant. A request for a determination to review the notice of disapproval issued by the Building Official or, in the alternative a variance of 70-103.A for insufficient off-street parking; N/E/cor. #347 Old Country Rd. & Cherry Ln., Carle Place, Sec. 10, Blk. 288, Lot 53, B-A District.

APPEAL #19002 Great Neck Library, variance 70-18, 70-19.B, 70-103.A & L(2), 70-202.2.A to permit the addition and alteration to an existing public library exceeding the permitted lot coverage & floor area, with insufficient parking, landscape area, fencing, & insufficient on-site drainage; E/side #159 Bayview Ave., 514.5' N/of Bluebird Dr., Great Neck, Sec. 1, Blk. 203, Lot 5, R-AA District.